

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Jan. 6, 1953

January 6, 1953

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 p.m.

ROLL CALL

Present—Coms. Froh, Mills, Munyon, Obrecht, Oswald, Teel and Thornton—7.
Present—Ald. Ward (Council Committee)
Absent—Coms. Crego and Leadley—2.
Absent—Ald. Lucasse (Council Committee).

The proceedings of the regular meeting of December 4, 1952, were approved.

It was moved by Com. Munyon, supported by Com. Froh, that the petition by Roy C. Gleason to rezone Lots 8 & 9, Jessop's Home Gardens Sub. (3804 S. Cedar Street) from "A" One-Family Residence District to "H" Light Industrial District, be tabled, and that we recommend to the City Council that the deed for a 20-ft. alley across the west end of this property be accepted.

Motion carried.

It was moved by Com. Munyon, supported by Com. Thornton, that the letter from Charles M. Ziegler, State Highway Commissioner, regarding the rezoning of Lots in the 1700 block of S. Cedar Street on the west side be tabled until we hear further from the Highway Department.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Froh, that we recommend to the City Council that Lots 2, 3, 18, 19, 20 and 21, Block 14, Park Heights Sub. (1000 block of Moores River Drive) remain in their present zoning classification to con-

form with the zoning and use in the surrounding area.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Mills, that we recommend to the City Council, that Lots 518 to 549, inclusive, Maple Hill Sub. (4000-4100-4200 Blks. of S. Pennsylvania Ave., west side) remain in their present zoning classification because details for a shopping center in this area could not be worked out and a better site has been found.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council that the property beginning at a point 40 ft. north and 57.75 ft. east of the southwest corner of the east $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the north-west $\frac{1}{4}$ of Section 34, thence north 493 ft., thence east 250 ft., thence south 493 ft., thence west 250 ft. to point of beginning (4100-4200 blks. S. Pennsylvania Avenue), remain in their present zoning classification because a better and more adequate shopping center site has been found.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Froh, that we recommend to the City Council that property beginning at a point 964.65 ft. east and 33 ft. south of the west $\frac{1}{4}$ post of Section 34, T4N, R2W, thence south 65 ft., thence east 105 ft., thence south 782.8 ft., more or less, to a point 65 ft. north of the north line of Julia Street extended, thence west 105 ft., thence south 65 ft. to the north line of Julia Street extended, thence east 297.65 ft. to the west line of S. Pennsylvania Avenue, thence north 912.8 ft., more or less, to the south line of Cavanaugh Road, thence west 297.65 ft. to point of beginning at the S.W. corner of S. Pennsylvania Avenue and Cavanaugh Road, owned by Frank Vandervoort, be rezoned from "A" One-Family Residence District to "J" Parking District; and that prop-

erty beginning at a point 964.65 ft. east and 98 ft. south of the west $\frac{1}{4}$ post of Section 34, T4N, R2W, thence south 782.8 ft., more or less, to a point 65 ft. north of the north line of Julia Street extended, thence east 105 ft., thence north 782.8 ft., more or less, to a point 65 ft. south of Cavanaugh Road, thence west 105 ft. to point of beginning be rezoned from "A" One-Family Residence District to "F" Commercial District, subject to deed restrictions on this property and deed for a 30-ft. alley directly west of this property; and that the deed for the 30-ft. alley be accepted and that said deed as well as the deed restrictions be recorded.

Motion carried.

It was moved by Com. Mills, supported by Com. Froh, that the tentative plat of Colonial Village No. 5 Sub. be tentatively approved, subject to receipt of deed for 3.9 ft. along the south side of the plat.

Motion carried.

It was moved by Com. Thornton, supported by Com. Munyon, that whenever a

recommendation is made to the City Council involving a deed that the acceptance of the deed be recommended.

Motion carried.

It was moved by Com. Munyon, supported by Com. Obrecht, that we confirm our established policy that the Director not accept petitions for rezoning of deed restricted property.

Motion carried.

After considerable discussion, it was moved by Com. Froh, supported by Com. Munyon, that this Commission arrange to hold meetings under conditions where the public may more conveniently attend.

Motion carried.

The meeting adjourned at 9:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of Feb. 5, 1953

February 5, 1953

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Crego, Leadley, Mills, Oswald, Teel, and Thornton—6.
Ald. Bradshaw and Stabler (Council Committee).

Absent—Coms. Froh, Munyon, and Obrecht—3.

Ald. Brooks (Council Committee).

The proceedings of the regular meeting of January 6, 1953, were approved.

It was moved by Com. Leadley, supported by Com. Mills, that Com. Teel be elected as Chairman of the Commission for the term of one year.

Motion carried.

It was moved by Com. Mills, supported by Com. Crego, that Com. Obrecht be elected for Vice-Chairman of the Commission for the term of one year.

Motion carried.

It was moved by Com. Mills, supported by Com. Oswald, that the Planning Director be elected as Secretary of the Commission for the term of one year.

Motion carried.

It was moved by Com. Mills, supported by Com. Thornton, that we recommend to the City Council that the petition by Cedarbrook Locker and Frigid Storage, Inc., to rezone property commencing on the east line of S. Cedar Street 865.5 feet south of the east and west $\frac{1}{4}$ line; thence east 147.5 feet, south 100.4 feet, west 147.5 feet, north $101\frac{1}{2}$ feet to beginning, Section 28; also Lot 234, except the west 17.5 feet, and the south 39.2 feet of Lot 235, South Parkwood Addition, from "A" One-Family Residence District to "E-1" Drive-In Shop District (N.E. corner of Paris Avenue and S. Cedar Street) be granted and that Lots 232 and 233, South Parkwood Addition, also be rezoned from "A" One-Family Residence District to "E-1" Drive-In Shop District.

Motion carried.

It was moved by Com. Mills, supported by Com. Leadley, that we recommend to the City Council that the east 120 feet of the north 90 feet of the south $198\frac{1}{2}$ feet of Lot 15, Block 2, Oak Crest Sub., owned by C. A. Darling (3320 S. Cedar Street) be rezoned from "A" One-Family Residence District to "F" Commercial District, and that the west 44 feet of the east 164 feet of the north 90 feet of the south $198\frac{1}{2}$ feet of Lot 15, Block 2, Oak Crest Sub., be rezoned from "A" One-Family Residence District to "J" Parking District, provided that the west 20 feet of the property is deeded to the City for alley purposes.

Motion carried.

It was moved by Com. Mills, supported by Com. Crego, that we recommend to the City Council that Lots 48, 49, and 50, Cedarbrook Sub., owned by Gerald M. Kinch (3333 S. Cedar Street) remain in their present zoning classification because of difficulty in establishing an alley program on this property at the present time, and recommend favorable action for a variance of use by the Board of Appeals.

Motion carried.

It was moved by Com. Crego, supported by Com. Mills, that the petition by Roy C. Gleason to rezone Lots 8 and 9, Jessop's Home Gardens Sub., (3804 S. Cedar Street) from "A" One-Family Residence District to "H" Light Industrial District, be tabled until the next meeting.

Motion carried.

The possibility of rezoning the S.E. corner of E. Saginaw and Hayford Streets was discussed. It was the consensus of opinion of the members present that such action would not be advisable.

The possibility of a north-south alley in Block No. 33 was discussed with instructions to the Engineer to make some drawings so that an effort can be made to accomplish this purpose.

A letter from C. Rowland Stebbins regarding the re-naming of Lexington Rd. was read and was referred to Mayor Crego to contact Walter Neller. This street is in the Colonial Village area.

Mr. C. Rowland Stebbins discussed a letter from A. S. P. O. regarding holding of public hearings and public meetings.

After considerable discussion it was suggested that each Alderman be provided with drawings of areas to be rezoned the week before public hearing.

It was moved by Com. Mills, supported by Com. Crego, that the Director be instructed to make inquiry regarding the practice of filing fees for rezoning in other cities and report at the next meeting.

Motion carried.

It was moved by Com. Mills, supported by Com. Thornton, that the purchase of necessary new equipment be approved.

Motion carried.

Chairman Teel appointed Coms. Obrecht, Munyon, and Froh as a Budget Committee with instructions to have the proposed 1953-1954 Budget ready for consideration at the next meeting.

It was moved by Com. Thornton, that a special meeting be held on Thursday, February 12, 1953, to discuss the Future of the Downtown Business District.

Motion carried.

Downtown alleys and downtown parking were briefly discussed.

The meeting adjourned at 10:05 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Feb. 12, 1953

February 12, 1953

Planning Office

City Hall Annex

Lansing, Michigan

The special meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Froh, Leadley, Mills, Obrecht, Teel, and Thornton—6.

Ald. Bradshaw, Brooks, and Stabler (Council Committee).

Absent—Coms. Crego, Munyon, and Oswald—3.

The Chairman announced that the meeting was called for the discussion of the

future of the downtown business district. The Director presented some facts and figures concerning this matter.

After considerable discussion, it was moved by Com. Froh, supported by Com. Obrecht, that the City Engineer, Traffic Engineer, Planning Engineer, and Planning Director get together to formulate a program of projects, which will encourage business development in the north end of the central business district, showing priority of projects, so that a recommendation may be made to this Commission as soon as possible.

Motion carried.

Meeting adjourned at 10:00 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of March 5, 1953

March 5, 1953
Planning Office
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Crego, Froh, Leadley, Mills, Munyon, Obrecht, Teel, Thornton—6.
Ald. Brooks (Council Committee.)
Absent—Com. Oswald—1.

Ald. Bradshaw and Stabler (Council Committee).

The proceedings of the regular meeting of February 5, 1953, and the special meeting of February 12, 1953, were approved.

It was moved by Com. Obrecht, supported by Com. Froh, that we recommend to the City Council that the petition by Roy C. Gleason to rezone Lots 8 & 9, Jessop's Home Gardens (3804 S. Cedar Street) from "A" One-Family Residence District to "H" Light Industrial District be not granted because of neighborhood objection to Industrial zoning in this area.

Motion carried.

It was moved by Com. Froh, supported by Com. Obrecht, that we recommend to the City Council that the petition to rezone Lots 1, 2, 3, 4 and 5, Edwards Glendale Heights (3400 Block S. Cedar St.) from "A" One-Family Residence District to "F" Commercial District be granted, provided the east 4 feet of these properties be deeded to the City to widen the present 16 foot alley to 20 feet.

Motion carried.

It was moved by Com. Munyon, supported By Com. Crego, that the petition by Forgrave & Savage to rezone the east 148 ft. of Lot 6; the east 177 feet of Lots 4 & 5; the east 28.5 ft. of Lot 10; the east 103 feet of Lot 9, all in Assessor's Plat No. 18 (1300 block of E. Kalamazoo Street) from "C" Two-Family Residence District to "D-M" Multiple Dwelling District be tabled for 30 days and a plan submitted.

Motion carried.

It was moved by Com. Froh, supported by Com. Munyon, that we recommend to the City Council that the Plat of Colonial Village No. 5 be approved.

Motion carried.

It was moved by Com. Mills, supported by Com. Munyon, that we recommend to the City Council that the name of Lexington Road in Colonial Village No. 3 Plat be changed to Chatham Road.

Motion carried.

It was suggested that the proposed new Subdivision Regulations be completed within the next 60 days, if possible, for possible submission as an ordinance.

It was moved by Com. Munyon, supported by Com. Mills, that we recommend to the City Council that the request by Herbert G. Cooper and Albert L. Ehinger to vacate that part of Potomac Circle bounded by Lots 1, 2, 3, and 4 of the Plat of Country Club Manor, be granted.

Motion carried.

Com. Thornton arrived at 9:00 P.M.

It was moved by Com. Froh, supported by Com. Munyon, that the tentative plat of Duncan's Replat of Lots 6 & 7, Assessor's Plat No. 55, be tabled until the next meeting.

Motion carried.

The following committees were appointed by the Chairman, Donald E. Teel:

Public Lands & Buildings

Oswald, Chr.; Crego and Thornton.

Streets

Froh, Chr.; Obrecht and Thornton.

Public Relations

Leadley, Chr.; Obrecht and Teel.

Traffic

Mills, Chr.; Froh and Oswald.

Zoning

Obrecht, Chr.; Leadley, Mills, and Munyon.

It was moved by Com. Leadley, supported by Com. Crego, that the Committee Appointments be approved.

Motion carried.

Com. Obrecht, Chairman of the Budget Committee, reported on the proposed budget for the year 1953-1954. It was moved by Com. Obrecht, supported by Com. Crego, that the report of the Committee be adopted.

Motion carried.

The Director reported on the practice of filing fees for rezoning in other cities. It was moved by Com. Froh, supported by Com. Munyon, that the Director make a study of our costs of processing petitions

for rezoning and submit a proposal for an ordinance change for consideration.

Motion carried.

The Director pointed out the problems of Block 139 in the Capitol Development Area. It was moved by Com. Froh, supported by Com. Mills, that a meeting with the School Board be arranged at their earliest convenience to discuss this and other matters of common interest.

Motion carried.

The plan of a proposed Arterial Streets System as an amendment to the Master Plan was discussed. It was moved by Com. Froh, supported by Com. Obrecht, that the proposed plan be tentatively adopted as presented.

Motion carried.

It was moved by Com. Froh, supported by Com. Obrecht, that a public hearing be held on this proposed amendment to the Master Plan on April 15, 1953, at 7:30 P.M. in the City Council Chambers.

Motion carried.

The plan of a proposed Major Streets Plan was discussed. It was moved by Com. Obrecht, supported by Com. Mills, that the proposed plan be tentatively adopted as System as an amendment to the Master presented.

Motion carried.

The meeting was adjourned at 10:35 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of April 2, 1953

April 2, 1953
Planning Office
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Froh, Leadley, Mills, Obrecht, Oswald, Teel, and Thornton—7.
Ald. Brooks, Bradshaw and Stabler (Council Committee).

Absent—Coms. Crego and Munyon—2.

The proceedings of the regular meeting of March 5, 1953, were approved.

It was moved by Com. Obrecht, supported by Com. Mills, that we recommend to the City Council that the petition by Forgrave & Savage to rezone the east 148 feet of lot 6; the east 177 feet of lots 4 & 5; the east 28.5 feet of lot 10; the east 103 feet of lot 9, all in Assessor's Plat No. 18 (1300 block of E. Kalamazoo Street) from "C" Two-Family Residence District to "D-M" Multiple Dwelling District be granted subject to deed restrictions limiting the construction of no more than five (5) four (4) family units on this property; also an easement of 24 feet on the W. 30 feet of this property with turn-around area on the north end for drive.

Motion carried.

It was moved by Com. Mills, supported by Com. Obrecht, that the petition by the South Lansing Church of Christ to rezone Lots 518, 519, 520, 521, 545, 546, and 547—Maple Hill Sub. (4000 block S. Pennsylvania Avenue) from "A" One-Family Residence District to "B" One-Family Residence District be tabled until a plot plan can be submitted so that adequate off-street parking area can be set aside.

Motion carried.

Com. Froh arrived at 9:25 P.M.

It was moved by Com. Oswald, supported by Com. Obrecht, that the petition by John Nosal to rezone Lot 64, Olds Park Addition (1100 block W. Barnes Avenue) from "B" One-Family Residence District to "J" Parking District be tabled and an

effort be made to obtain alley rights at the rear of the commercial buildings.

Motion carried.

It was moved by Com. Mills, supported by Com. Froh, that we rescind our action of March 5, 1953, regarding rezoning of property in the 3400 block of S. Cedar Street, and that we recommend to the City Council that lot 5 and the south 40 feet of lot 4, Edward's Glendale Heights (3400 block S. Cedar Street) be rezoned from "A" One-Family Residence District to "F" Commercial, provided the east 4 feet of this property be deeded to the City to widen the present 16-foot alley to 20 feet, and that lots 1, 2, 3 and the north 15 feet of lot 4 remain in their present zoning classification.

Motion carried.

It was moved by Com. Mills, supported by Com. Obrecht, that the tentative plat of Duncan's Replat of Lots 6 & 7, Assessor's Plat No. 55, be tabled until the next meeting.

Motion carried.

It was moved by Com. Froh, supported by Com. Oswald, that the Chairman and Secretary of the Commission be authorized to enter into a contract with Michigan State College for Census Tracts and Land Use Survey in the Township area to be merged with Lansing if the merger vote carries on April 6.

Motion carried.

The Director reminded the Commission of the joint meeting with the Township Zoning Commission on April 8, 1953, at 7:30 P.M., and the public hearing on the Arterial Streets System on April 15, 1953, at 7:30 P.M., both meetings to be held in the City Council Room.

The Planning Engineer presented preliminary studies of transportation systems including rail and bus routes and truck terminals, which was discussed at some length.

Meeting adjourned at 11:10 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of May 7, 1953

May 7, 1953

Planning Office,

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Crego, Froh, Leadley, Mills, Munyon, Obrecht, Teel and Thornton—8.

Alderman Bradshaw and Stabler (Council Committee).

Absent—Com. Oswald—1.

Alderman Brooks (Council Committee).

The proceedings of the regular meeting of April 2, 1953, were approved.

It was moved by Commissioner Munyon, supported by Commissioner Froh, that we recommend to the City Council that the petition by John Nosal to rezone Lot 64—Olds Park Addition (1100 Block W. Barnes Avenue) from "B" One Family Residence District to "J" Parking District be granted and that the West 25 ft. of Lots 22, 23, and 24—Olds Park Addition (S.W. Corner of Barnes and Logan Streets) also be rezoned from "F" Commercial District to "J" Parking District, all subject to the East 20 ft. of the West 45 ft. of Lots 22, 23, and 24—Olds Park Addition being deeded to the City for alley purposes.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Mills, that we recommend to the City Council that the petition by the Pure Oil Co. to rezone Lots 531, 533, 534, 535, and the south half of Lot 536—Maple Hill Sub. (900

Block Cavanaugh Road) from "A" One Family Residence District to "E-1" Drive-In District be not granted because there is already adequate commercial zoning in this area.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Mills, that we recommend to the City Council that the petition by Henry M. Frazer to rezone the North 230 feet of the East 14 rods, 26 inches of the South 10 acres of the Northwest quarter of the Southeast quarter of Section 33, T4N, R2W, except the East 43 feet reserved for highway (4600 Block of S. Cedar Street) from "A" One Family Residence District to "F" Commercial District be not granted until further development is indicated because this would be spot zoning in a residential area.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Munyon, that we recommend to the City Council that the petition by John Levandowski to rezone Lot 18 and the East half of Lot 19—Reo Gardens Sub. (300 Block E. Hodge Avenue) from "A" One Family Residence District to "J" Parking District be not granted because it would be spot zoning and because of strong neighborhood objection.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Froh, that we recommend to the City Council that the petition by Edward A. Kramer and Donald R. Ruthruff to rezone the South 115 ft. of the North 121 ft. of Outlot B—Colonial Village No. 2 Sub. (1900 Block of Boston Blvd.) from "D-M" Multiple Dwelling District to "D" Apartment District be not granted because there is an adequate Business zone area, so zoned to service this section of the City.

Motion carried.

It was moved by Commissioner Froh, supported by Commissioner Obrecht, that the tentative plat of Heatherwood Sub. No. 8, as corrected on the tentative drawing, be tentatively approved.

Motion carried.

It was moved by Commissioner Froh, supported by Commissioner Mills, that the tentative plat of Washington Park Sub. be tentatively approved subject to adjustment of the lot size in Lot 37 and subject to a deed for 17 ft. of property along Washington Avenue for future street widening.

Motion carried.

It was moved by Commissioner Froh, supported by Commissioner Obrecht, that the tentative plat of Pleasant Ridge Sub. No. 1 be tentatively approved.

It was moved by Commissioner Froh, supported by Commissioner Obrecht, that the tentative plat of Duncan's Replat of Lots 6 and 7—Assessor's Plat No. 55, again be tabled until the next meeting.

Motion carried.

It was moved by Commissioner Mills, supported by Commissioner Obrecht, that we recommend to the City Council that the petition to close the alley between Fletcher and Pico Streets and running South of the 900 Block of Braman Street and North of the 900 Block of Britten Street with the land divided equally between the adjoining property owners be granted subject to the utility rights through this alley because the alley is not now in use and is not necessary for access to properties along these streets.

It was moved by Commissioner Munyon, supported by Commissioner Obrecht, that the Arterial Streets System, as shown on the official map, dated March 5, 1953, on which a public hearing was held on April 15, 1953, be adopted as an addition to the Master Plan of Lansing.

It was suggested that the Arterial Streets System Map be published in the local paper as a news item if it can be arranged.

It was moved by Commissioner Froh, supported by Commissioner Obrecht, that we recommend to the City Council that W. Main Street and W. St. Joseph Street be made one-way streets as suggested by petitioners protesting the proposed widening of W. Main Street. These streets are a part of the Arterial Streets System and would logically be one-way streets, thus eliminating the necessity for widening W. Main Street.

The Planning Engineer presented several possibilities as a solution to the trucking problem which will be created on several streets in that area of the Sixth Ward abutting Lansing Township, East of S. Pennsylvania Avenue, as the township area develops either for warehouse purposes or industrial uses. After considerable discussion, it was moved by Commissioner Froh, supported by Commissioner Leadley, that a communication be sent to the Lansing Township Zoning Commission suggesting to them that since this program would be a costly one there is little likelihood that it would be carried out, and therefore, in the opinion of the City Plan Commission, the property at the lower end of Alpha Street in Lansing Township should be left in its present Warehouse classification.

Motion carried.

It was moved by Commissioner Munyon, supported by Commissioner Obrecht, that a special meeting be held on Thursday, May 28, 1953, at 7:30 P.M., to complete the unfinished items on the Agenda.

Motion carried.

The meeting was adjourned at 11:45 P.M.

VICTOR G. LEYRER,
Secretary

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of May 28, 1953

May 28, 1953
Planning Office,
City Hall Annex,
Lansing, Michigan

The special meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

It was moved by Commissioner Thornton, supported by Commissioner Leadley, that we recommend to the City Council that Lots 6 to 11, inclusive, Block 19, Park Place Addition (Mt. Hope and Todd Avenues), which are held by the Board of Police and Fire Commissioners, be not disposed of because they may be needed in the extension of the Arterial Streets System.

Motion carried.

ROLL CALL

Present—Commissioners Crego, Leadley, Obrecht, Teel and Thornton—5. Aldermen Bradshaw, Brooks and Stabler (Council Committee).

Absent—Commissioners Froh, Mills, Munyon and Oswald—4.

It was moved by Commissioner Thornton and supported by Commissioner Obrecht, that we rescind our action of May 7, 1953, regarding the tentative plat of Washington Park Sub.

Motion carried.

It was moved by Commissioner Thornton, supported by Commissioner Obrecht, that the tentative plat of Washington Park Sub. be tentatively approved, subject to adjustment of the lot size on Lot 32.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Leadley, that we recommend to the City Council that property beginning at the N.W. corner of Lot 1, Holmesdale Sub., thence northeasterly 107.54 ft., thence southeasterly at right angles to the northeasterly line 130 ft., thence southwesterly at right angles to the southeasterly line 28.65 ft. to the North line of Holmesdale Sub., thence West 152.06 ft. to point of beginning, (East Side of 2900 Block S. Washington Avenue) be rezoned from "A" One Family Residence District to "D-M" Multiple Dwelling District.

Motion carried.

A plan of present and possible future public or semi-public lands and buildings, including a Community Hall, in the Everett District, was discussed. It was moved by Commissioner Obrecht, supported by Commissioner Thornton, that we recommend to the City Council that Lot 6, Maple Hill Sub., and Lot 18, Edwards Glendale Heights be purchased and that these lots, together with lots 14, 15, 16, 17, Edwards Glendale Heights, be used as the site for a new fire station and training tower in the Everett District.

Motion carried.

Several possible sites for a new police building were discussed at considerable length. It was moved by Commissioner Obrecht, supported by Commissioner Thornton, that, referring to our recommendation of December 8, 1952, we further recommend that if a permanent building is built for a police building, including Municipal Courts, it shall be a unit of the entire City-County Buildings and the site for such buildings should be either on the present site or in the Capitol Development Area.

Motion carried.

The meeting was adjourned at 10:10 P.M.

VICTOR LEYERER,

Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of June 4, 1953

June 4, 1953

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Leadley, Munyon, Obrecht and Teel—4.

Ald. Stabler and Brooks (Council Committee).

Absent—Coms. Crego, Froh, Mills, Oswald, and Thornton—5.

Ald. Bradshaw (Council Committee).

Hearings were held on petitions for rezoning which were before the Commission.

Mr. L. E. Morden and Mr. Wm. C. Eiseler spoke in behalf of their petition to rezone property at the S.E. corner of Kalamazoo and Logan Streets and agreed that no major auto repair work will be done at this location and that wreckers which have been operating from this location will in the future operate from another location which is already zoned for industry.

Mr. Robert Savage and Mr. George Miller spoke in the behalf of their petition to rezone property in the 100 and 200 block of Willard Street pointing out that it is necessary for them to redivide their lots facing the streets which intersect Willard Street in order to obtain F. H. A. commitments for new housing. They agreed that if Lots 10 and 11 of Boblo Sub. were rezoned to permit smaller sized lots that the problem could be worked out on the balance of the lots. It was suggested to them that an appeal be filed with the Board of Appeals to solve their problem on Lots 10 and 11.

No one appeared regarding the rezoning of property in the 100 block on Bell Street.

Mr. Fred L. Kircher spoke briefly in behalf of the petition to rezone property at 811, 813 and 817 E. Saginaw Street, pointing out that this property is no longer good residential property.

Rev. Gritzmacher and Mr. Ward Wright spoke in behalf of the petition to rezone property in the 1100 block of Cavanaugh Road and agreed to "J" Parking Zoning on the north 132 feet of the property in question.

A quorum of the Commission not being present, the meeting was recessed at 8:45 P.M. to June 17, 1953, at 4:00 P.M.

The recessed meeting of June 4, 1953, of the City Plan Commission was called to order by the Chairman, Donald Teel, at 4:00 P.M. on June 17, 1953.

ROLL CALL

Present—Coms. Froh, Leadley, Mills, Obrecht, Oswald, Teel and Thornton—7.

Ald. Bradshaw and Stabler (Council Committee).

Absent—Coms. Crego and Munyon—2.

Ald. Brooks (Council Committee).

The proceedings of the regular meeting of May 7, 1953, were approved.

The proceedings of the special meeting of May 28, 1953, were approved.

It was moved by Com. Mills, supported by Com. Obrecht, that we recommend to the City Council that the petition by L. E. Morden and Wm. C. Eiseler to rezone the north 6 rods of Lot 11 and the north 6 rods of the west 31 feet of Lot 10, Block

9. Bush, Butler and Sparrow's Addition (S.E. corner of Kalamazoo and Logan Streets) from "C" Two-Family Residence District to "E-1" Drive-In District, be granted.

Motion carried.

It was moved by Com. Mills, supported by Com. Oswald, that we recommend to the City Council that the petition by Midway Realty Co. to rezone Lots 1, 2, 4, 5, 6, 7, 8, 10, 11—Boblo Sub. (100 and 200 blocks Willard Street) from "A" One-Family Residence District to "B" One-Family Residence District be not granted because another solution for the use of this property has been worked out.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Froh, that we recommend to the City Council that the petition to rezone Lots 8 to 13 inclusive, Fairhaven Sub. (100 block Bell Street) from "A" One-Family District to "D-M" Multiple Dwelling District be not granted because the area is developed with housing that would not lend itself to Multiple Dwelling Development.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Froh, that we recommend to the City Council that the petition to rezone Lots 1 and 2, Lathrop Sub. (811, 813 and 817 E. Saginaw Street) from "C" Two-Family Residence District to "F" Commercial District be not granted because there is no present plan for development and because the effect of the underpass on this property cannot be estimated at this time.

Motion carried.

It was moved by Com. Froh, supported by Com. Leadley, that we recommend to the City Council that the North 132 feet of property beginning at a point 132 feet south of the S.E. corner of Lot 24 of Pennway Sub. and extending southward 345 feet more or less, parallel to the center line of Pennsylvania Avenue (to a point 40 feet from the center line of Cavanaugh Road) thence west 248.25 feet, thence northward 345 feet more or less, to a point 132 feet south of the north-west corner post of Lot 41, Pennway Sub., thence east 248.25 feet to point of beginning (north side of 1100 block of Cavanaugh Road) be rezoned from "A" One-Family Residence District to "J" Parking District; and that the south 213 feet, more or less, of this property, be rezoned from "A" One-Family Residence District to "B" One-Family Residence District for a Church site.

Motion carried.

It was moved by Com. Thornton, supported by Com. Mills, that we recommend to the City Council that the Plat of Pleasant Ridge Sub. No. 1 be approved.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills, that the Tentative Plat of Duncan's Replat of Lots 6 and 7, Assessor's Plat No. 55, be not approved.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Mills, that we recommend to the City Council, that Lot 7, Assessor's Plat No. 55, in the 2600 block of Turner Street, be purchased by the City and the details be worked out with the Board of Cemetery and Park Commissioners.

Motion carried.

It was moved by Com. Froh, supported by Com. Thornton, that we again recommend to the City Council the adoption of an Ordinance to carry out the Master Plan of Downtown Alleys and that a copy of the suggested Ordinance previously submitted be attached to our recommendation.

Motion carried.

Com. Thornton was excused from the meeting.

A letter from Donald J. Bryhan regarding the installation of an entrance on W. Mt. Hope Avenue to the Colonial Village Shopping Center was read and discussed. It was moved by Com. Mills, supported by Com. Obrecht, that a letter be sent to the City Council advising them that the matter of curb cuts to private properties is not in our jurisdiction, but that it was the understanding of the City Plan Commission as well as the residents on the north side of the 1500 and 1600 blocks of W. Mt. Hope Avenue that there would be no opening from the Colonial Village Shopping Center parking area to Mt. Hope Avenue, the openings to be on Boston Blvd. and Pattengill Avenue.

Motion carried.

The advisability of using the 700 block of the east side of N. Washington Avenue for a Police Building and City-County Building was briefly discussed. It was moved by Com. Froh, supported by Com. Obrecht, that this matter be tabled to the next meeting.

Motion carried.

Meeting adjourned at 5:20 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of July 2, 1953

July 2, 1953

Planning Office

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Froh, Leadley, Mills, Munyon, Obrecht, Teel and Thornton—7.
Ald. Bradshaw and Stabler (Council Committee).

Absent—Coms. Crego and Oswald—2.

Ald. Brooks (Council Committee).

The proceedings of the regular meeting of June 4, 1953, were approved.

It was moved by Com. mObrecht, supported by Com. Mills, that we recommend to the City Council that the petition by Mrs. Marjorie Friz to rezone Lots 534, 535, and the south half of Lot 536, Maple Hill Sub. (N.W. corner of S. Pennsylvania and Cavanaugh Road) from "A" One-Family Residence District to "E-1" Drive-In District be granted.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Mills, that we recommend to the City Council that the petition by Mrs. Vera Browning, to rezone Lot 72, Assessor's Plat No. 9 (1128 W. Kalamazoo Street) from "B" One-Family Residence District to "D-M" Multiple Dwelling District be not granted because this would be spot zoning.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Leadley, that we recommend to the City Council that the petition by Cities Service Oil Co. to rezone Lots 17 & 18, Block 4, Cadwell's Addition (N.W.

corner of Hammond and Logan Streets) from "B" One-Family Resident District to "E-1" Drive-In District be granted provided a 7-foot strip on the east end of this property is deeded to the City for streets purposes.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Froh, that we recommend to the City Council that the petition by St. Therese Church to rezone Lots 17 & 18, North Gardens Sub. (100 block E. Randolph) from "A" One-Family Residence District to "D-M" Multiple Dwelling District be granted to permit the erection of a convent.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Leadley, that we recommend to the City Council that Lots 1 to 9, inclusive, Lathrop Sub. (800 block E. Saginaw Street and the 700 block Summit Street) be rezoned from "C" Two-Family Residence District to "H" Light Industrial District to permit industrial expansion.

Motion carried.

It was moved by Com. Munyon, supported by Com. Froh, that we rescind our action of February 5, 1953, regarding the rezoning of the north 90 feet of the south 198½ feet of Lot 15, Block 2, Oak Crest Sub. (3320 S. Cedar Street) from "A" One-Family Residence District to "F" Commercial District.

Motion carried.

It was moved by Com. Mills, supported by Com. Munyon, that we recommend to the City Council that the petition by C. A. Darling to rezone the north 90 feet of the south 198½ feet of Lot 15, Block 2, Oak Crest Sub. (3320 S. Cedar Street) from "A" One-Family Resident District to "F" Commercial District be not granted because the petitioner is not interested in this change at the present time.

Motion carried.

It was moved by Com. Munyon, supported by Com. Froh, that we rescind our action of May 7, 1953, regarding the rezoning of Lot 64, Olds Park Addition, and the W. 25 feet of Lots 22, 23 & 24, Olds Park Addition (1100 block W. Barnes Avenue) from "B" One-Family Residence District and "F" Commercial District to "J" Parking District.

Motion carried.

It was moved by Com. Thornton, supported by Com. Leadley, that we recommend to the City Council that the petition by John Nosal to rezone Lot 64, Olds Park Addition (1100 block of W. Barnes Avenue), from "B" One-Family Residence District to "J" Parking District be not granted because the petitioner is not interested in this change at the present time.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council that the plat of Washington Park Sub. be approved.

Motion carried.

A letter from the Ingham County Council of Social Welfare regarding the appointment of delegates for the year beginning June 1, 1953, was read. It was moved by Com. Munyon, supported by Com. Obrecht, that Com. Froh be the Commission's delegate, and the Director be the Staff delegate to the Ingham County Council of Social Welfare.

Motion carried.

A letter from Mr. Eugene A. Dodd was read and placed on file.

The advisability of using the 700 block of N. Washington Avenue for a possible City-County Building site, which matter was referred to the City Plan Commission by the City Council, was discussed at some length. It was moved by Com. Froh, supported by Com. Mills, that the matter be tabled to a later date and a joint meeting be held with the Police and Fire Board and any other interested departments.

Motion carried.

It was moved by Com. Froh, supported by Com. Obrecht, that we adopt street widths on the Arterial Streets System as proposed on the Master Map.

Motion carried.

It was moved by Com. Froh, supported by Com. Leadley, that we concur with the Streets Committee of the City Council to not vacate Garfield Street off S. Park Blvd.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills, that a communication be sent to the City Council informing them that the Olds Avenue-Hazel Street connection, including bridges, is included in the tentatively adopted revision of the Major Streets Section of the Master Plan, and if adopted after the Public Hearing, this will become a part of the Master Plan, and that such hearing will be held as soon as all necessary information has been assembled.

Motion carried.

It was moved by Com. Froh, supported by Com. Leadley, that since the City Council Streets Committee report, regarding curb cut at rear of 2400 block of S. Cedar Street was changed on June 29th, that the only action taken by this Commission be to recommend that an alley be established through this block as soon as possible.

Motion carried.

It was moved by Com. Froh, supported by Com. Thornton, that we recommend to the City Council that the name for the street from Hazel to Elm to Beech Streets be "South Street Access Road."

Motion carried.

It was moved by Com. Froh, supported by Com. Obrecht, that the matter of a street name for S. Larch Street extended, be tabled.

Motion carried.

After some discussion, it was moved by Com. Froh, supported by Com. Munyon, that the Chairman appoint a committee to study the possible need for any ordinance revision under which the City Plan Commission was created or the advisability for the City Plan Commission's inclusion in the City Charter.

Motion carried.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYRER,

Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of July 8, 1953

July 8, 1953

Lansing Country Club

Lansing, Michigan

After a very fine lunch, with Com. Mills acting as host, a Special Meeting of the City Plan Commission, to discuss Police Building and City Hall, was called to order by the Vice-Chairman, Sam Obrecht, at 1:15 P.M.

ROLL CALL

Present—Coms. Crego, Froh, Leadley, Mills, Obrecht, Oswald, and Thornton—7.
Mr. Leo Smith (Police and Fire Board).
Absent—Coms. Munyon and Teel—2.
Ald. Bradshaw, Brooks and Stabler
(Council Committee).

A communication from the City of Pontiac regarding their Police Building and City Hall was read.

An analysis of the N. Washington and Saginaw Street site and the Capitol De-

velopment Area site from the traffic standpoint by the Traffic Engineer, was also read.

The present City Hall site, the 700 and 800 blocks of N. Washington Avenue, and the Capitol Development Area site as a possible site for Police Building and City-County Building was discussed at considerable length. It was suggested that all members of the Commission view the revised plans of a possible Police Building and City Hall on the present City Hall site in the offices of Architect Kenneth Black.

It was moved by Com. Mills, supported by Com. Froh, that a Special Meeting to further discuss this matter be held on Thursday, July 23, 1953, at 7:30 P.M., and that all Commission members make an effort to see the plans in the architect's office before that time.

Motion carried.

The meeting adjourned at 2:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of July 17, 1953

July 17, 1953
Planning Office
City Hall Annex
Lansing, Michigan

Letters from Muskegon, Saginaw, Jackson, Birmingham, and Oak Park were read.

Sketches and analysis of the three sites were explained by the Junior Planner in detail.

The Special Meeting of the City Plan Commission, which had originally been set for Thursday, July 23, 1953, to discuss Police Building and City Hall sites, was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Crego, Froh, Leadley, Mills, Munyon, Obrecht, Oswald, and Teel—8.
Ald. Brooks (Council Committee).
Ald. Hayden and Kircher.
Traffic Engineer Allen Hayes.
Representatives of WILS and The State Journal.
Absent—Com. Thornton—1.
Ald. Bradshaw and Stabler (Council Committee).

The Chairman announced that this meeting was called to consider the 700 block of N. Washington Avenue, the Capitol Development Area, and the present City Hall site as possible sites for the new Police Building and City Hall.

After considerable discussion and after each member present had been given an opportunity to express himself on this matter, it was moved by Com. Froh, supported by Com. Obrecht, that this Commission recommend to the City Council that of the three proposed sites—the present City Hall site, the Capitol Development Area south of Ferris Park, and the 700 and 800 blocks of N. Washington Avenue—the Capitol Development Area site be used for the new City Hall and Police Building.

It was moved by Com. Obrecht, supported by Com. Munyon, that this Commission offer to the City Council the study material and analysis upon which the City Plan Commission based their decision.

Motion carried.

Meeting adjourned at 9:35 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of August 6, 1953

August 6, 1953
Planning Office,
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Crego, Froh, Leadley, Mills, Obrecht, Oswald, and Thornton—7.
Ald. Brooks and Stabler (Council Committee).

Absent—Coms. Munyon and Teel—2.
Ald. Bradshaw (Council Committee).

The proceedings of the regular meeting of July 2, 1953, were approved.

The proceedings of the special meetings of July 8, 1953, and July 17, 1953, were approved.

It was moved by Com. Froh, supported by Com. Oswald, that we recommend to the City Council that the petition by Edward A. Kramer and Donald B. Ruthruff to rezone the south 115 feet of the north 121 feet of Outlot B, Colonial Village No. 2 Sub. (1900 block of Boston Blvd.) from "D-M" Multiple Dwelling District to "D" Apartment District be not granted because there is an adequate Business zoned area, so zoned to service this section of the City.

Motion carried.

It was moved by Com. Mills, supported by Com. Froh, that we recommend to the City Council that the petition by Laura E. Walker to rezone Lot 9, Block 2, Sparrow's Sub. of Lot 1 of Block 14 of Townsend Sub. (1112 Olds Avenue) from "D" Apartment District to "E" Apartment-Shop District be not granted because this would be spot zoning.

Motion carried.

It was moved by Com. Mills, supported by Com. Thornton, that we recommend to the City Council that the petition by Edward W. Sparrow Hospital Association to rezone the north $\frac{1}{2}$ of Lot 1, Assessor's Plat No. 47, and west 44.55 feet of Lots 2 & 3 and Lot 5, Block B, Gower's Addition (south side of 1200 block Jerome Street and north 165 feet of 100 block of N. Holmes Street) from "D-M" Multiple Dwelling District to "D" Apartment District be granted; and that Lot 6, and the north $16\frac{1}{2}$ feet of Lot 5, Ingersoll Addition, also commencing $16\frac{1}{2}$ feet south of the N.E. corner of Lot 5, Ingersoll Addition, thence north 66 feet, thence east $16\frac{1}{2}$ feet, thence north 99 feet, thence east $9\frac{1}{2}$ feet, thence south 165 feet, thence west 26 feet to point of beginning, be rezoned from "D-M" Multiple Dwelling District to "D" Apartment District; and that the south $\frac{1}{2}$ of Lot 1, Assessor's Plat No. 47, and Lots 3, 4 and the south 33 feet of Lot 5, Ingersoll Addition, also commencing at the S.E. corner of Lot 4, Ingersoll Addition, thence north 165 feet, thence east 26 feet, thence south 165 feet, thence west 26 feet to point of beginning, be rezoned from "F-1" Commercial District to "D" Apartment District. This will change the entire Sparrow Hospital property in the 1200 block on E. Michigan Avenue and Jerome Street to conforming use.

Motion carried.

It was moved by Com. Mills, supported by Com. Froh, that we recommend to the City Council that Lots 547, 548, 549 and the east $\frac{1}{2}$ of Lot 546, Maple Hill Sub. (4000 block S. Pennsylvania Avenue) be rezoned from "A" One-Family Residence District to "B" One-Family Residence District, and that Lots 518, 519, 520, 521, and the west $\frac{1}{2}$ of Lot 546, Maple Hill Sub. (4000 block of Glenwood Avenue) be rezoned from "A" One-Family Residence District to "J" Parking District for a Church site.

Motion carried.

The petition to rezone property in the 800 block of E. Saginaw Street which was referred back to this Commission by the City Council, was discussed at considerable length. Ald. Kircher stated that there are definite plans for the construction of a

warehouse on this property. He stated that this warehouse would be constructed on the east side of the property facing west and that the building would be approximately 200 feet long, beginning about 100 feet north of Saginaw Street, and that the building would be of fireproof construction, using 12-inch blocks at the rear and side, and 8-inch blocks at the front with brick facing on the west and south sides. It was moved by Com. Mills, supported by Com. Oswald, that we again recommend to the City Council that Lots 1 to 9, inclusive, Lathrop Sub. (800 block E. Saginaw Street and the 700 block Summit Street) be rezoned from "C" Two-Family Residence District to "H" Light Industrial District to permit industrial expansion and/or warehouse use.

Motion carried.

A letter from Ed's Refinery Station, which was referred to the City Plan Commission by the City Council, was read. After some discussion it was moved by Com. Froh, supported by Com. Mills, that this Commission consider this letter of request as a petition for the rezoning of their property provided an application is filed along with the letter.

Motion carried.

It was moved by Com. Thornton, supported by Com. Oswald, that the above matter problem and consult with the owners. problem and consult with the owners.

Motion carried.

A letter from Mr. and Mrs. Lloyd Shreve regarding the rezoning of property at the N.W. corner of S. Pennsylvania Avenue and Cavanaugh Road was read and placed on file.

It was moved by Com. Mills, supported by Com. Crego, that we recommend to the City Council that Garfield Street off S. Park Blvd. be not vacated.

Motion carried.

It was moved by Com. Froh, supported by Com. Thornton, that no action be taken at the present time regarding the advisability of a parking lot at the corner of W. Saginaw and Westmoreland and that the staff be requested to make a thorough study of the off-street parking needs of business areas of the City and recommend a plan for meeting those needs and that the Council be informed of the action of the Commission in connection with reference of the Saginaw Street matter to us.

Motion carried.

It was moved by Com. Froh, supported by Com. Crego, that the matter of the use of Lot 2, Block 2, Oak Crest Sub., by the Board of Water and Electric Light Commissioners for the construction of an outdoor electrical sub-station be referred to the Zoning Committee and that they be requested to meet with a committee of the Board of Water and Electric Light Commissioners.

Motion carried.

It was moved by Com. Thornton, supported by Com. Crego, that the matter of a street name for S. Larch Street extended be again tabled.

Motion carried.

The advisability of inviting the Park Board to join the joint meeting of the School Board and the City Plan Commission, which was decided upon at the March 5, 1953 meeting, was discussed. It was moved by Com. Leadley, supported by Com. Oswald, that the Park Board be invited to this meeting which shall be held at the earliest convenience of all concerned.

Motion carried.

The meeting was adjourned at 11:45 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of Sept. 3, 1953

September 3, 1953

Planning Office,

City Hall Annex,

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Commissioners Froh, Leadley, Mills, Munyon, Obrecht, and Teel—6.

Absent—Commissioners Crego, Oswald, and Thornton—3.

Aldermen Bradshaw, Brooks, and Stabler (Council Committee).

The proceedings of the regular meeting of August 6, 1953, were approved.

It was moved by Commissioner Froh, supported by Commissioner Munyon, that we recommend to the City Council that the north 75 ft. of Lot 69—Banghart Sub., (2331 N. Larch St.) owned by Richard E. Vance, Sr., be rezoned from "A" One Family Residence District to "F" Commercial District, and that that part of his property beginning at the N.W. corner of Lot 69—Banghart Sub., thence east 24 ft., thence north 112 ft., thence west 116.4 ft., thence south 187 ft., thence east 92.4 ft., thence north 75 ft. to the point of beginning be rezoned from "A" One Family Residence District to "J" Parking District, with the consideration that the necessary alley in this area be obtained by recommending to the City Council that 20 ft. be taken off the Gier Park property for this purpose.

Motion carried.

It was moved by Commissioner Froh, supported by Commissioner Munyon, that the staff be instructed to recommend to this Commission the zoning of any and all unzoned property in the City of Lansing.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Mills, that we recommend to the City Council that the petition by Taylor Bolling to rezone the south 92 ft. of Lot 4—Cedar Acres Sub., from "B" One Family Residence District to "J" Parking District, and the south 92 ft. of Lot 5—Cedar Acres Sub. from "B" One Family Residence District to "C" Two Family Residence District, at 405 Rockford Road, be granted provided the east 13 ft. of the south 92 ft. of Lot 4—Cedar Acres Sub., and the west 7 ft. of Lot 2, Cedar Acres Sub., be deeded to the City for alley purposes.

Motion carried.

It was moved by Commissioner Munyon, supported by Commissioner Froh, that we recommend to the City Council that the petition by the Motor Wheel Corp. to rezone the east 30 ft. of Lot 7 and Lots 8 and 9, Block 2—Frine's Sub. (800 Block of May St.—South Side) from "C" Two Family Residence District to "H" Light Industrial District be granted to conform to the zoning surrounding it.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Froh, that we recommend to the City Council that the petition by Leland Steel & Iron Co. to rezone property beginning at a point 50 ft. North of the S.E. Corner of Lot 32—Banghart Sub., thence North to a point 102.5 ft. North of the N.E. Corner of Lot 32—Banghart Sub., thence West 41 ft., thence South to a point 50 ft. North of the S.W. Corner of Lot 32—Banghart Sub., thence East 41 ft. to point of beginning (North of the 900 Block of Banghart St.) because there is sufficient industrially zoned area which can be used for truck parking.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Munyon, that we recommend to the City Council that the petition by Ed's Refinery Stations, Inc. to rezone Lot 11—Edward's Glendale

Heights (3601 S. Cedar St.) from "A" One Family Residence District to "F" Commercial District and Lots 12 and 13—Edward's Glendale Heights from "A" One Family Residence District to "J" Parking District be not granted because of the possible future program of Municipal buildings in this area and that the matter be referred to the Board of Appeals to permit development on this property and yet provide maximum financial protection for the City in the future.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Froh, that we recommend to the City Council that the petition of Alex Alexander to rezone Lots 15, 16, 17, and 18—Midvale Sub. (S.E. Corner of St. Joseph and Buffalo Sts.) from "B" One Family Residence District to "E-1" Drive-In District be not granted until we know where the connection between St. Joseph and Main Sts. will be.

Motion carried.

It was moved by Commissioner Munyon, supported by Commissioner Obrecht, that we recommend to the City Council that the petition by F. B. Harris to rezone Lot 1 and the N. 37 ft. of Lot 2—Orchard Gardens (S.E. Corner of S. Cedar St. and Cavanaugh Rd.) from "A" One Family Residence District to "B" One Family District be not granted because the owner is no longer interested.

Motion carried.

It was moved by Commissioner Froh, supported by Commissioner Obrecht, that in accordance with Section 11 of the Lansing Zoning Ordinance, a report be sent to the City Council advising them that in our opinion the construction of an outdoor electrical sub-station on Lot 2—Block 2—Oak Crest Sub. 3300 Block of S. Cedar St.) might block the commercial development of the block which would prevent putting this property to its highest and best economic use because property in this block is potential commercial property some of which is already developed commercially, one piece of which is partially zoned for "J" Parking and has provision for 20 ft. alley; also that an outdoor electrical sub-station in this area does not need frontage on a major street and could be placed on property of much lesser assessed valuation in the near vicinity; also that any use of property in this block which would hinder future commercial development would tend to reduce the value of the property to its owners as well as the assessed value for the City of Lansing, and that any additional cost to the Board of Water and Light for additional equipment needed to place this sub-station on a different location would be more than off-set by the decreased purchase price of another site.

Motion carried.

It was moved by Commissioner Froh, supported by Commissioner Mills, that we recommend to the City Council that the name of Larch St. Extended, from the Main St. bridge to the point where Larch St. joins with East St., be changed to Cedar St. to provide for continuity in the street name on this highway from the South City Limits to the North; also that the name of Cedar St., from the Main St. bridge separation to E. Grand River Ave., be changed to Fourth St.

Motion carried.

It was moved by Commissioner Obrecht, supported by Commissioner Munyon, that we recommend to the City Council that the name of Virginia St. between the West City Limits and Jewel St. South of Holmes Rd., be changed to Bohnet St. since there is already a Virginia St. on the East side of the City.

Motion carried.

It was moved by Commissioner Munyon, supported by Commissioner Froh, that we recommend to the City Council that the name of Southgate Rd. off W. Mt. Hope Ave. be changed to Bedford Street because there is already a Southgate St. in the Everett District, which is a long and developed street.

Motion carried.

It was moved by Commissioner Froh, supported by Commissioner Munyon, that we recommend to the City Council that Cumberland Rd., from its intersection with S. Cambridge Rd. to its intersection with N. Cambridge Rd. and also from its intersection with Cambridge Rd. to its northern extremity near Moores River Drive, be changed to Nottingham Road, and that N. Cambridge Rd., from its intersection with the present Cumberland Rd. to a point where it adjoins Cumberland Rd. to the North, also be changed to Nottingham Road because there is a Cumberland Rd. well developed in the River Forest area.

Motion carried.

It was moved by Commissioner Munyon, supported by Commissioner Obrecht, that the annual dues of the Commission Members and Staff to the Michigan Society of Planning Officials be paid.

Motion carried.

The Planning Engineer presented further studies of possible truck routes to be included in the revised Master Plan, which was discussed at some length.

The meeting was adjourned at 10:00 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings of Oct. 1, 1953

October 1, 1953
Planning Office
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Leadley, Mills, Munyon, Obrecht, Oswald, Teel and Thornton—7.
Ald. Bradshaw and Stabler (Council Committee).

Absent—Coms. Crego and Froh—2.

Ald. Brooks (Council Committee).

The proceedings of the regular meeting of September 3, 1953, were approved.

It was moved by Com. Obrecht, supported by Com. Munyon, that we recommend to the City Council that the petition by Frank L. Stevens to rezone Lot 3 and the north 15 feet of Lot 4, Edwards Glendale Heights Sub., (3415) S. Cedar Street from "A" One-Family Residence District to "F" Commercial District, be granted, provided the east 4 feet of this property be deeded to the City for alley purposes.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Leadley, that we recommend to the City Council that the petition by Floyd C. Bailey to rezone Lots 77 & 78, Foster Farm Addition (2310 E. Saginaw Street) from "B" One-Family Residence District to "E-1" Drive-In District, be granted, and that Lots 223 & 224, Foster Farm Addition (2300 block E. Saginaw Street) also be rezoned from "B" One-Family Residence District to "E-1" Drive-In District since these lots are now in non-conforming use.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Mills, that the petition by Guy E. Adams to rezone that portion of the N. 2A. of E. 7A. of S. 15A. of E. 1/2 of S.E. 1/4 of Sec. 4 lying between East Street and U. S. Highway No. 27 (2105 N. East Street) from "A" One-Family Residence District and "D" Apartment District to "E-1" Drive-In District be tabled to permit the owner to present plans.

Motion carried.

It was moved by Com. Munyon, supported by Com. Oswald, that the matter of zoning classifications for presently unzoned property be tabled.

Motion carried.

It was moved by Com. Munyon, supported by Com. Obrecht, that we tentatively approve a new tentative plat of Pacific Parkway No. 1 Sub. without provisions for the extensions of Roberts Lane and Ray Street, details to be worked out with the owner by the City Engineer and the Planning Director.

Motion carried.

It was moved by Com. Munyon, supported by Com. Oswald, that we recommend to the City Council that the site at the S.E. corner of Sycamore and Hillsdale Streets and the proposed building be approved for the new No. 3 Fire Station, provided: 1. The building conforms to the building line on Hillsdale Street and the next property to the rear be purchased for that reason. 2. The building be considered for a voting precinct.

Motion carried.

It was moved by Com. Munyon, supported by Com. Obrecht, that consideration of the No. 9 Fire Station plans be tabled for 30 days.

Motion carried.

It was moved by Com. Mills, supported by Com. Thornton, that a joint meeting of the Board of Education, Park Board, and City Plan Commission be arranged for Thursday evening, October 22, 1953, at 7:30 P.M.

Motion carried.

The Director announced that the annual meeting of the American Society of Planning Officials will be held in Detroit this year from October 11th to October 15th and urged as many members of the Commission as are able to attend some of the sessions and become acquainted with people in the planning field from all sections of the United States.

Space requirements for the City Plan Commission offices in the proposed new City Hall were briefly discussed and it was suggested that the staff prepare a desirable floor plan to be discussed at the next meeting.

It was moved by Com. Thornton, supported by Com. Obrecht, that a small gavel

with silver band be presented to each member of the City Plan Commission when his membership on the Commission ceases, and that his name, together with the words "City Plan Commission" and the beginning and closing years of his service on the City Plan Commission be engraved on the silver band, and that such a gavel be presented to each past member of the City Plan Commission.

Motion carried.

Mr. Taylor Bolling appeared before the Commission to discuss the recommendation made at the last meeting regarding the rezoning of his property at 405 Rockford Road and the deeding of an alley. After some discussion, it was moved by Com. Mills, supported by Com. Obrecht, that the Commission stand on its original recommendation.

Motion carried.

The meeting was adjourned at 10:05 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Nov. 4, 1953

November 4, 1953

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Crego, Froh, Leadley, Oswald, Teel and Thornton—6.

Ald. Bradshaw, Brooks & Stabler (Council Committee).

Absent—Coms. Mills, Munyon, and Obrecht—3.

The proceedings of the regular meeting of October 1, 1953, were approved.

It was moved by Com. Thornton, supported by Com. Oswald, that we recommend to the City Council that the east 120 feet of Lot 1, Oakcrest Sub. (3200-3204 S. Cedar Street) be rezoned from "A" One-Family Residence District to "F" Commercial District, and that the west 44 feet of the east 164 feet of this property be rezoned from "A" One-Family Residence District to "J" Parking District, providing the west 20 feet of this property is deeded for alley purposes.

Motion carried.

It was moved by Com. Froh, supported by Com. Crego, that we recommend to the City Council that the east 50 feet of Lots 31 & 32, Assessor's Plat No. 34 (west side of the 2600 block of Taylor Street) owned by Kenneth Landells, be rezoned from "A" One-Family Residence District to "F" Commercial District, and the balance of this property be rezoned from "A" One-Family Residence District to "H" Light Industrial District to permit industrial expansion near the railroad.

Motion carried.

It was moved by Com. Thornton, supported by Com. Froh, that we recommend to

the City Council that the petition by Watchtower Bible and Tract Society to rezone property commencing at the S.W. corner of Lot 6, Holmesdale Sub., thence east 200 feet, thence south 60 feet, thence west 160 feet, thence north 12 feet, thence west to the east line of S. Washington Avenue, thence northeast along the east line of S. Washington Avenue to point of beginning (east side of 3000 block of S. Washington Avenue) from "A" One-Family Residence District to "B" One-Family Residence District be not granted because of insufficient area for a Church building and adequate off-street parking.

Motion carried.

It was moved by Com. Thornton, supported by Com. Oswald, that we recommend to the City Council that Lots 1 & 2, Block 1, Sparrow's Sub. of Lot 1 in Block 14 of Townsend Sub. on Sec. 20, T4N, R2W (S.W. corner of Main and Logan Streets) be rezoned from "C" Two-Family Residence District to "E-1" Drive-In Shop District, provided the west 10 feet of this property be deeded to the City for alley purposes, and the east 7 feet of this property be deeded to the City for future street widening.

Motion carried.

It was moved by Com. Froh, supported by Com. Leadley, that we recommend to the City Council that the petition by James K. Jessop to rezone Lots 118, 119, 120, and 121, Maple Hill Sub. (4113 S. Cedar Street) from "A" One-Family Residence District to "E-1" Drive-In Shop District be granted to place this property in conforming use.

Motion carried.

It was moved by Com. Froh, supported by Com. Crego, that we recommend to the City Council that that portion of the N. 2A. of E. 7A. of E. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Sec. 4 lying between East Street and U. S. Highway No 27 (2105 N. East Street) except the east 50 feet thereof, be rezoned from "A" One-Family Residence District and "D" Apartment District to "E-1" Drive-In Shop District, and that the east 50 feet of this property be rezoned from "A"

One-Family Residence District to "J" Parking District.

Motion carried.

It was moved by Com. Froh, supported by Com. Crego, that we again recommend to the City Council that the petition by Laura E. Walker to rezone Lot 9, Block 2, Sparrow's Sub. of Lot 1 of Block 14 of Townsend Sub. (1112 Olds Avenue) from "D" Apartment District to "E" Apartment-Shop District, be not granted, because of insufficient commercial parking area and because any change would be spot zoning.

Motion carried.

The industrial properties west of Comfor Street and north of Bassett Street were discussed, and it was suggested that an attempt be made to provide means of access to these properties from Bassett Street.

A letter from Mr. Taylor Bolling, regarding the deeding of a part of his property at 405 Rockford Road for alley purposes, was read. After some discussion, it was moved by Com. Froh, supported by Com. Crego, that contact be made with Butterfield Theater regarding a 20-foot alley at the rear of their building.

Motion carried.

It was moved by Com. Thornton, supported by Com. Crego, that we recommend to the City Council that the plat of McPherson's Heatherwood Sub. No. 8 be approved.

Motion carried.

It was moved by Com. Froh, supported by Com. Oswald, that the meeting be recessed until after the Joint Meeting of the City Plan Commission, Park Board, and School Board Thursday, Nov. 5, 1953.

Motion carried.

The recessed meeting of November 4, 1953, of the City Plan Commission, was called to order by the Chairman, Donald Teel, on November 5, 1953, at 9:45 P.M.

ROLL CALL

Present—Coms. Froh, Leadley, Mills, Teel, and Thornton—5.

Absent—Coms. Crego, Munyon, Obrecht and Oswald—4.

Ald. Bradshaw, Brooks, & Stabler (Council Committee).

A petition with 26 names, addressed to the City Council, protesting the rezoning of Lots 31 & 32, Assessor's Plat No. 34, in the 2600 block of Taylor Street from "A" One-Family Residence District to "H" Light Industrial District was read and referred to the City Council.

It was moved by Com. Froh, supported by Com. Mills, that we recommend to the

City Council that the east-west alley, running east of Wildwood Avenue to the alley which runs north and south to the rear of buildings facing on S. Cedar Street between Vernon and Glendale Avenues, be closed subject to the existing easements.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills that in accordance with a request of the City Council's Committee on Ordinances, we recommend to the City Council that Larch Street and Cedar Street remain with present designations, and that this highway through the City be named "Harper Highway" from city limits to city limits in honor of Harry F. Harper, former prominent local industrialist and civic leader, this name to be superimposed over present street names.

Motion carried.

It was moved by Com. Thornton, supported by Com. Leadley, that a communication be sent to the City Council recommending that the name of Harold Street off Ora Street, be changed because of conflict with Harold Street running off Holmes Road.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills, that the matter of changes in the "J" Parking Section of the Zoning Ordinance, which was referred to the City Plan Commission by the City Council, be tabled.

Motion carried.

It was moved by Com. Thornton, supported by Com. Froh, that a letter be sent to the City Council advising them that the extension of N. Grand Avenue, which was referred to the City Plan Commission, is a part of the Arterial Streets System, as shown on the Arterial Streets Map adopted by the City Plan Commission as a part of the Master Plan of Lansing on May 7, 1953, and certified to the City Council.

Motion carried.

It was moved by Com. Thornton, supported by Com. Froh, that consideration of the plans and specifications for the No. 9 Fire Station, to be located on Glendale Avenue, be tabled for 30 days.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills, that the plan, showing space requirements for the City Plan Commission in the new City Hall, as presented by the staff, be approved.

Motion carried.

The meeting adjourned at 11:45 P.M.

VICTOR G. LEYER, Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Dec. 3, 1953

December 3, 1953
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Froh, Leadley, Mills, Munyon, Obrecht, Oswald, Teel, and Thornton—8.

Ald. Bradshaw, Brooks, and Stabler (Council Committee).

Absent—Com. Crego—1.

The proceedings of the regular meeting of November 4, 1953, were approved.

It was moved by Com. Munyon, supported by Com. Froh, that we recommend to the City Council that the petition by the Morden Oil Co. to rezone Lot 231, South Parkwood Sub. (2801 S. Cedar Street) from "A" One-Family Residence District to "E-1" Drive-In Shop District be granted.

Motion carried.

It was moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council that the petition by Morden Oil Co. to rezone the south 49½ feet of the north 148½ feet of Lot 11 and the south 49½ feet of the North 148½ feet of the west 31 feet of Lot 10, Block 9, Bush, Butler & Sparrow's Sub. (409 S. Logan Street) from "C" Two-Family Residence District to "E-1" Drive-In Shop District, be granted, provided the west 7 feet of the north 148½ feet of Lot 11, Block 9, Bush, Butler and Sparrow's Sub., be deeded to the City for street purposes, and that the matter of no parking from Logan Street to 100 feet east of Logan Street on both sides of Kalamazoo Street be referred to the Traffic Commission.

Motion carried.

The petition by First Assembly of God Church to rezone Lots 11 & 12, Assessor's Plat No. 29 (902-910 N. Cedar Street) from "C" Two-Family Residence District

to "F" Commercial District, was discussed at considerable length. Mr. and Mrs. Walter Steinfatt, 909 N. Cedar Street; Mrs. Cannerilli, 806 N. Cedar Street; Douglas Monroe, 917 N. Cedar Street; Mrs. Sarah Casteel, 905 N. Cedar Street; Jack Grost, 602 N. Pennsylvania Avenue; Mrs. Elizabeth Chappell, 505 Monroe Street; Fred Atchison, 801 N. Cedar Street, and Mrs. Sharon, who was representing Miss Margaret Buck, 916 N. Cedar Street, all protested the rezoning of this property on the grounds that it would cause a traffic hazard and devalue their property. Mr. Lawrence Miller, President of the Lansing Branch of A. F. of L., the prospective purchasers of this property, explained that the property would be used as a meeting hall for the various units of the A. F. of L. and as a central office. Mr. Scott L. Young, a secretary of the A. F. of L., stated that they expected to expand the number of their auxiliary organizations who would meet at this building. It was moved by Com. Froh, supported by Com. Leadley, that the petition be tabled for 30 days.

Motion carried.

It was moved by Com. Munyon, supported by Com. Froh, that the Director be instructed to request a written opinion from the City Attorney before the January 7, 1954 meeting, regarding the zoning category of a labor union headquarters.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Thornton, that we recommend to the City Council that the petition by Clarence A. Watt and Albin J. Wendrow to rezone the south 35 feet of Lot 33, Assessor's Plat No. 3 (rear of 900 block of W. St. Joseph Street) from "C" Two-Family Residence District to "J" Parking District, be granted.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Mills, that the petition by James Jessop to rezone Lots 118, 119, 120, and 121, Maple Hill Sub. (4113 S. Cedar Street) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be tabled until the petitioner can be present.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Froh, that we again recommend to the City Council that the petition by Leland Steel and Iron Co. to rezone property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point 102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the S.W. corner of Lot 32, Banghart Sub., thence east 41 feet to point of beginning (north of the 900 block of Banghart Street) be not granted because there is sufficient industrially zoned area which can be used for truck parking.

Motion carried.

Mr. Fritz Harris presented a new plot plan for church and parking area for the Watchtower Bible and Tract Society on property in the 3000 block of S. Washington Avenue. It was moved by Com. Froh, supported by Com. Obrecht, that we recommend to the City Council that property owned by the Watchtower Bible and Tract Society commencing at the S.W. corner of Lot 6, Holmesdale Sub., thence east 80 feet, thence south 36 feet, thence west 60 feet, thence south 24 feet, thence west to the east line of S. Washington Avenue, thence N.E. along the east line of S. Washington Avenue to point of beginning, (3000 block of S. Washington Avenue) be rezoned from "A" One-Family Residence District to "B" One-Family Residence District, and that their property commencing 80 feet east of the S.W. corner of Lot 6, Holmesdale Sub., thence east 120 feet, thence south 60 feet, thence west 180 feet, thence north 24 feet, thence east 60 feet, thence north 36 feet to point of beginning, be rezoned from "A" One-Family Residence District to "J" Parking District.

Motion carried.

Com. Munyon was excused from the meeting.

It was moved by Com. Obrecht, supported by Com. Thornton, that the matter of zoning classifications for presently unzoned property be tabled.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills, that we recommend to the City Council that the plat of Pacific Parkway Sub. No. 1 be approved.

Motion carried.

It was moved by Com. Froh, supported by Com. Leadley, that we tentatively approve the tentative plat of Linwood Village Sub., subject to revisions outlined by the Director, which are agreeable to the platter.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills, that George Sidwell be asked to work with the Zoning Committee on the revision of the Zoning Ordinance.

Motion carried.

It was moved by Com. Froh, supported by Com. Mills, that the matter of changes in the "J" Parking Section of the Zoning Ordinance, which was referred to the City Plan Commission by the City Council, again be tabled, and that the Zoning Committee meet with Ald. Bradshaw and Mr. Caldwell, the Building Inspector, to study possible advisable changes and make a recommendation to the Commission.

Motion carried.

It was moved by Com. Thornton, supported by Com. Mills, that consideration of the plans and specifications for the No. 9 Fire Station again be tabled with the provision that a special meeting be called, if necessary, to consider this matter.

Motion carried.

It was moved by Com. Froh, supported by Com. Oswald, that we recommend to the City Council that the alley between Custer and Ferguson Streets, on the north side of E. Michigan Avenue, be extended to Ferguson Street, and that it be placed on the City Council's Alley Program.

Motion carried.

The Director reported on the result of his contact made with Butterfield Theater, regarding a 20-foot alley at the rear of their building in the 2300 block of S. Cedar Street. It was moved by Com. Obrecht, supported by Com. Froh, that the zoning and alley problem in this area be referred to the Zoning Committee for further study.

Motion carried.

The Director reported on the obstacles to the establishment of an industrial access highway west of Comfort Street. After some discussion, no action was taken.

It was moved by Com. Froh, supported by Com. Mills, that a committee, consisting of the executive secretary and one Commission member, together with the Chairman, be appointed for the purpose of working out co-ordination between the City Plan Commission, Park Board, and Board of Education.

Motion carried.

Meeting adjourned at 11:30 P.M.

VICTOR G. LEYER,
Secretary.